*This Instrument Prepared By:*
*TITLE ESCROW, INC.*
*640 Spence Lane, Suite 218*
*Nashville, TN 37217*
*(615) 361-6679*

Davidson County DEEDWARR
Recvd: 11/02/04 14:50 2pgs
Fees:13.00 Taxes:294.15
20041102-0131948

ADDRESS NEW OWNER:
Keith G. Jackson
2539 Windermere Drive
MURFREESBORO TN 37128

SEND TAX BILL:
*To Mortgagee*

MORTGAGEE:
Long Beach Mortgage Company
7887 E. Belleview Avenue, #700
Englewood, CO 80118

MAP AND PARCEL:
MAP 34-13
PARCEL 149
11D-26395

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Beauna Tidwell and husband, Glen E. Tidwell. hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Keith G. Jackson, married, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lots Nos. 15, Block C, Eastlawn Subdivision on the Plan of Block C, Eastlawn Subdivision, of record in Book 547, Pages 153 and 154,, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Beauna Tidwell and husband, Glen E. Tidwell, by deed from Beauna Tidwell of record in Book 7244, Page 971, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements and setback lines of record in Plat Book 547, Pages 153 and 154, said Register's Office.

Taxes for 2004 have been pro-rated and paid.

This is improved property known as 120A&B McKinley Street, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Keith G. Jackson, married, his heirs and assigns, forever; and we, Beauna Tidwell and husband, Glen E. Tidwell do covenant with the said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 29 day of October, 2004.

Beauna Tidwell
Beauna Tidwell

Glen E. Tidwell
Glen E. Tidwell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 29th day of October, 2004.

HAROLD REEVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

NOTARY PUBLIC

My Commission Expires: 3-25-06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 79,500.00

AFFIANT

Subscribed and sworn to before me this 29th day of October, 2004.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
My Commission Expires: 11-25-06